

# PLANNING COMMISSION REPORT



MEETING DATE: May 24, 2006

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Hardy-KPJS - 3-AB-2006**

REQUEST Request to consider the following:  
1. Abandon 30 feet of a 55-foot Easement for Highway Purposes for a distance of 945 feet.

**Related Policies, References:**

General Plan, Master Circulation Plan, Trails Plan

OWNER Kpjs LLC  
480-575-7869

APPLICANT CONTACT Stephen Slyder  
Slyder & Associates  
480-945-6903

LOCATION 11120 E Carefree Wy

BACKGROUND

**Background.**

The subject 945 feet of 55 foot Easement for Highway Purposes was dedicated on July 11, 1978.

**Zoning.**

The site is zoned R1-43 ESL, Single Family Residential/Environmental Sensitive Lands zoning district which allows for single-family residential housing, with a minimum lot size of 43,000 square feet, subject to additional environmental restrictions.

**Context.**

The site is located along the northeast corner of Cave Creek Road, and Carefree Way. The surrounding property is zoned:

- North: The Desert Mountain Subdivision; R4R ESL, R1-10 ESL, OS ESL, and the Quail Ridge Subdivision R1-190 ESL.
- South: The Carefree Hills Subdivision R1-43 ESL (HD/HC)
- East: R1-190 ESL Single Family, The proposed Wildcat Hill Subdivision R1-190 ESL.
- West: The Desert Mountain Subdivision; R4R ESL, R1-10 ESL, OS ESL.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

This request is to reduce the existing 55 feet of half street located along the Carefree way alignment to be consistent with the City's roadway requirement



for street. The applicant has an approval for a land division (43-LD-2005) that will create two lots; with the approval the applicant was stipulated to dedicate 25 feet of right-of-way (currently a part of the easement for Highway purposes.) along the southern property boundary (Carefree Way). The right-of-way will be dedicated on the land division simultaneously with the recording of the resolution for the abandonment. The applicant is requesting to abandon the excess easement for highway purposes.

**Key Issues.**

**NEIGHBORHOOD IMPACT:**

- The abandonment of the subject roadway easements will reduce the amount of area that can be used for roadway purposes.

**PROPERTY OWNER IMPACT:**

- The abandoned area will be incorporated into the lots and provide the additional land necessary to compensate for the buildable area that will be lost to the required dedication of 100 foot Scenic Corridor/Public Access Easement along Cave Creek Road.

**IMPACT ANALYSIS**

**Departmental Responses.**

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

**Open space, scenic corridors.**

The applicant was stipulated with the land division to provide a 100-foot wide Public Access Easement along the western boundary (Cave Creek Road) of the site within the Scenic Corridor Easement in accordance with the Trails Master Plan and subject to the requirements of the Trails Planner. The trail is not affected by this abandonment. A portion of the abandonment area may be dedicated as NAOS.

**Community Involvement.**

The applicant has sent letters of notification for the proposed abandonment to 51 landowners within 750 feet of the site on November 10, 2005. No objections or comments have been received at the time of drafting this report.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval.

**RESPONSIBLE**

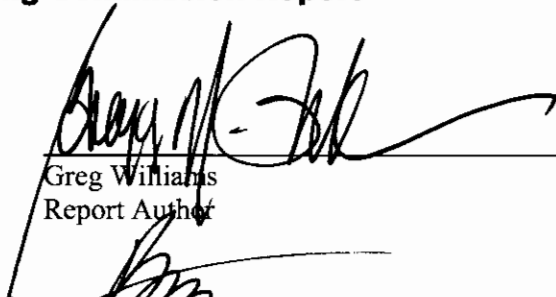

**Planning and Development Services Department**

**DEPT(S)**

**STAFF CONTACT(S)**

Greg Williams  
Senior Planner  
480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**

  
\_\_\_\_\_  
Greg Williams  
Report Author  
\_\_\_\_\_  
Randy Grant  
Chief Planning Officer

**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Zoning Map
5. Right-of-ways and Easements
6. Area Trails Plan
7. Wildcat Hill Subdivision
8. City Notification Map

# **CASE 3-AB-2006**

## **Department Issues Checklist**

### **Transportation**

☒ **Support**

Transportation is in support of the proposal to abandon a portion of Carefree Way. A dedication of 25 feet will be required for right-of-way purposes

### **Trails**

☒ **Support**

The Trail Master Plan has no requirement for a trail in this right-of-way. The trail will be located within the Scenic Corridor along Cave Creek Road.

### **Public Utilities**

☒ **Support**

All utility companies have sent letters of support for this abandonment request with no reservations.

### **Emergency/Municipal Services**

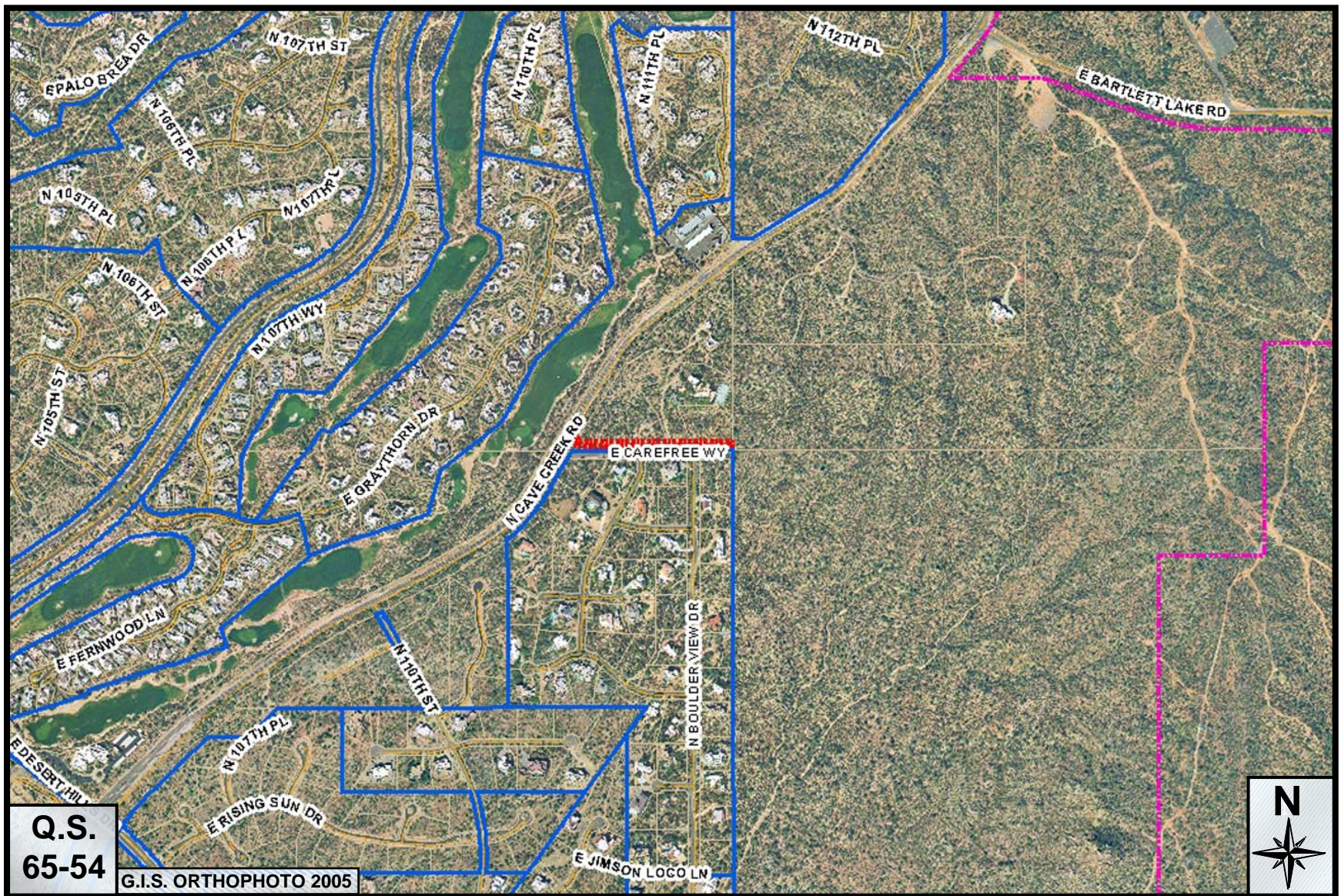
☒ **Support**

The proposal has been reviewed and meets the requirements of these agencies.

### **Water/Sewer Services**




☒ **Support**

This request does not impact the ability to serve any properties in the surrounding areas.



# Hardy-KPJS

### Legend

-  Subdivision  
 City\_Bdy\_Line  
 ROW to be Abandoned

**3-AB-2006**

**ATTACHMENT #2**



Hardy-KPJS

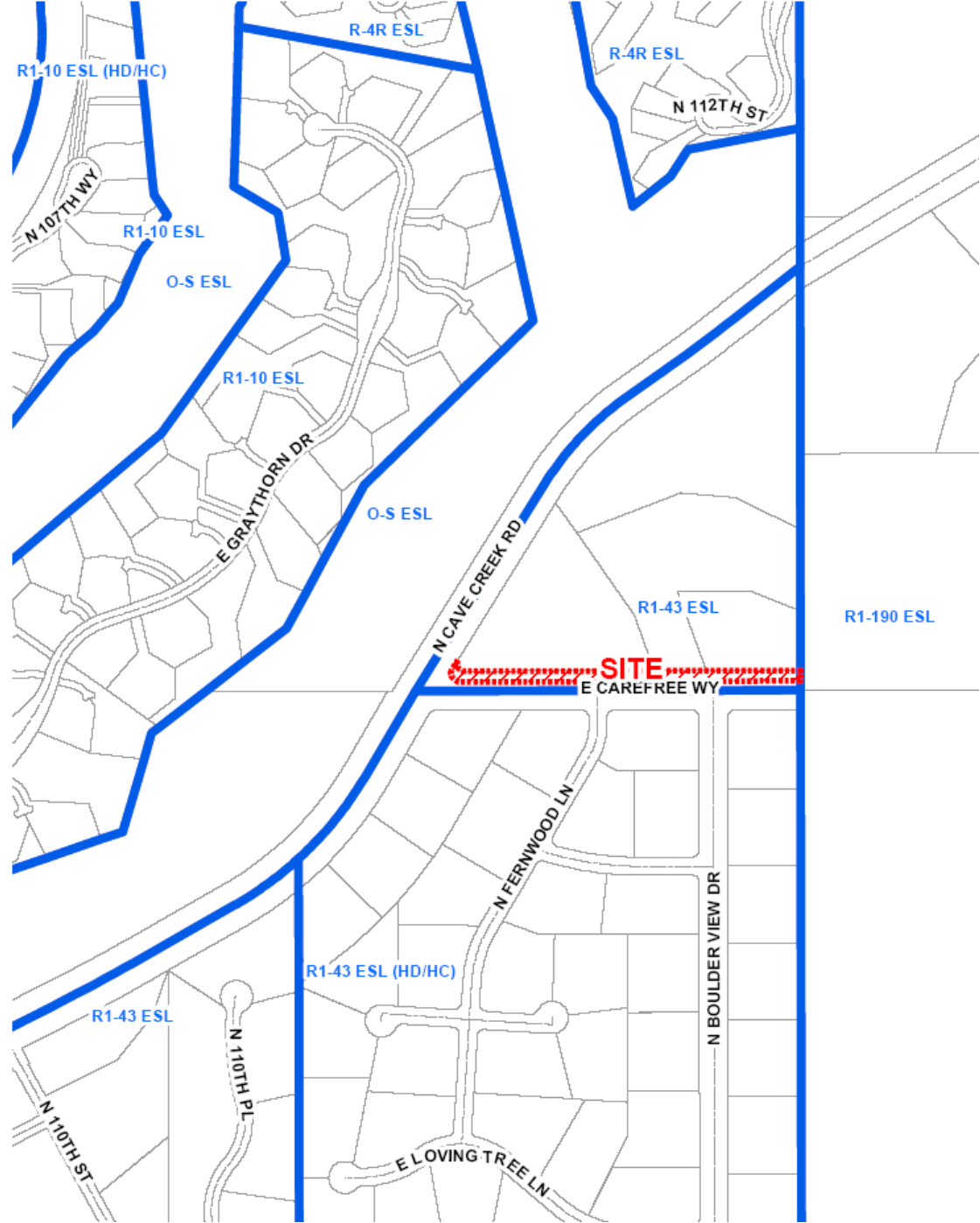
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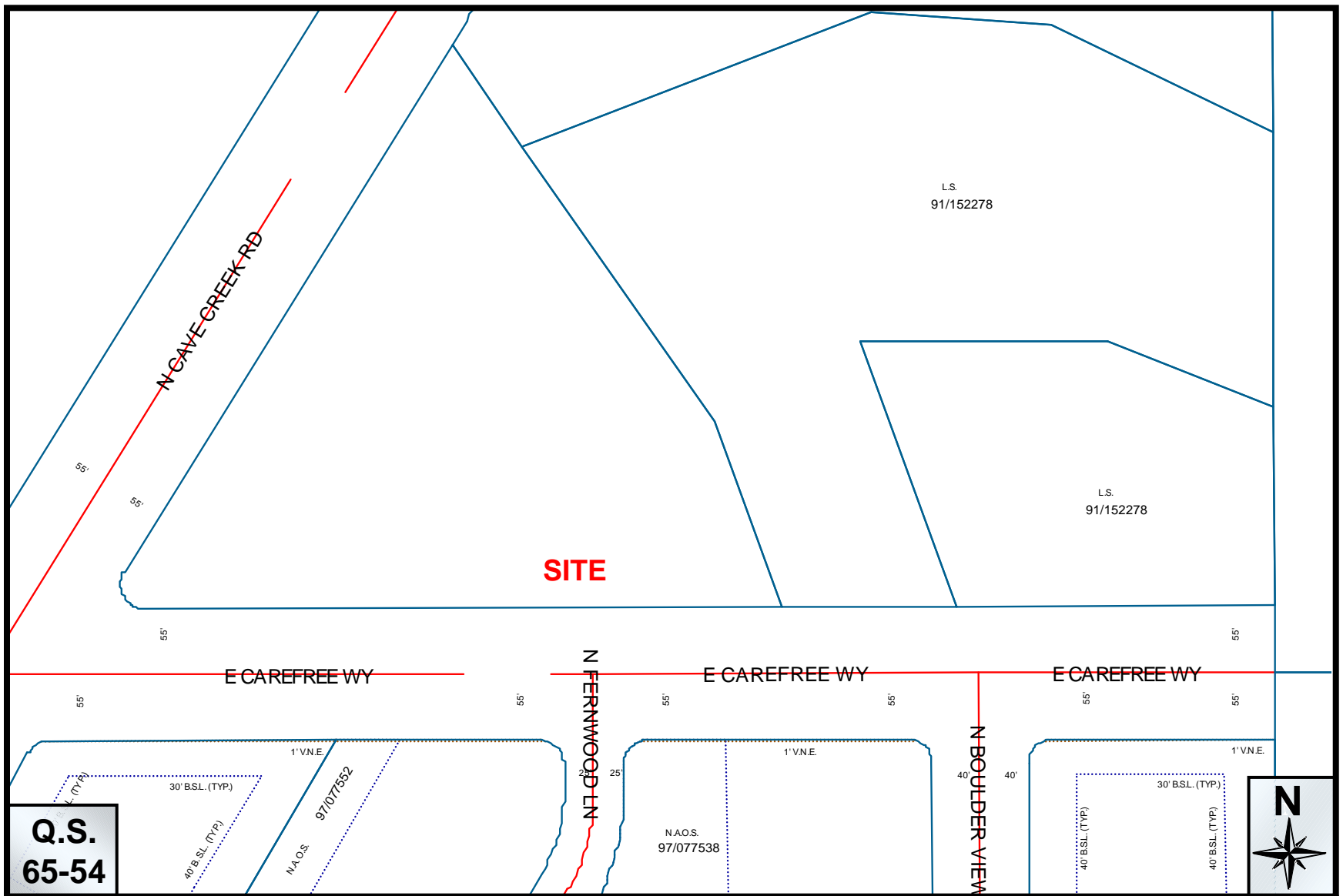
- Subdivision
- City\_Bdy\_Line
- ROW to be Abandoned

3-AB-2006

ATTACHMENT #3

**Zoning Map**





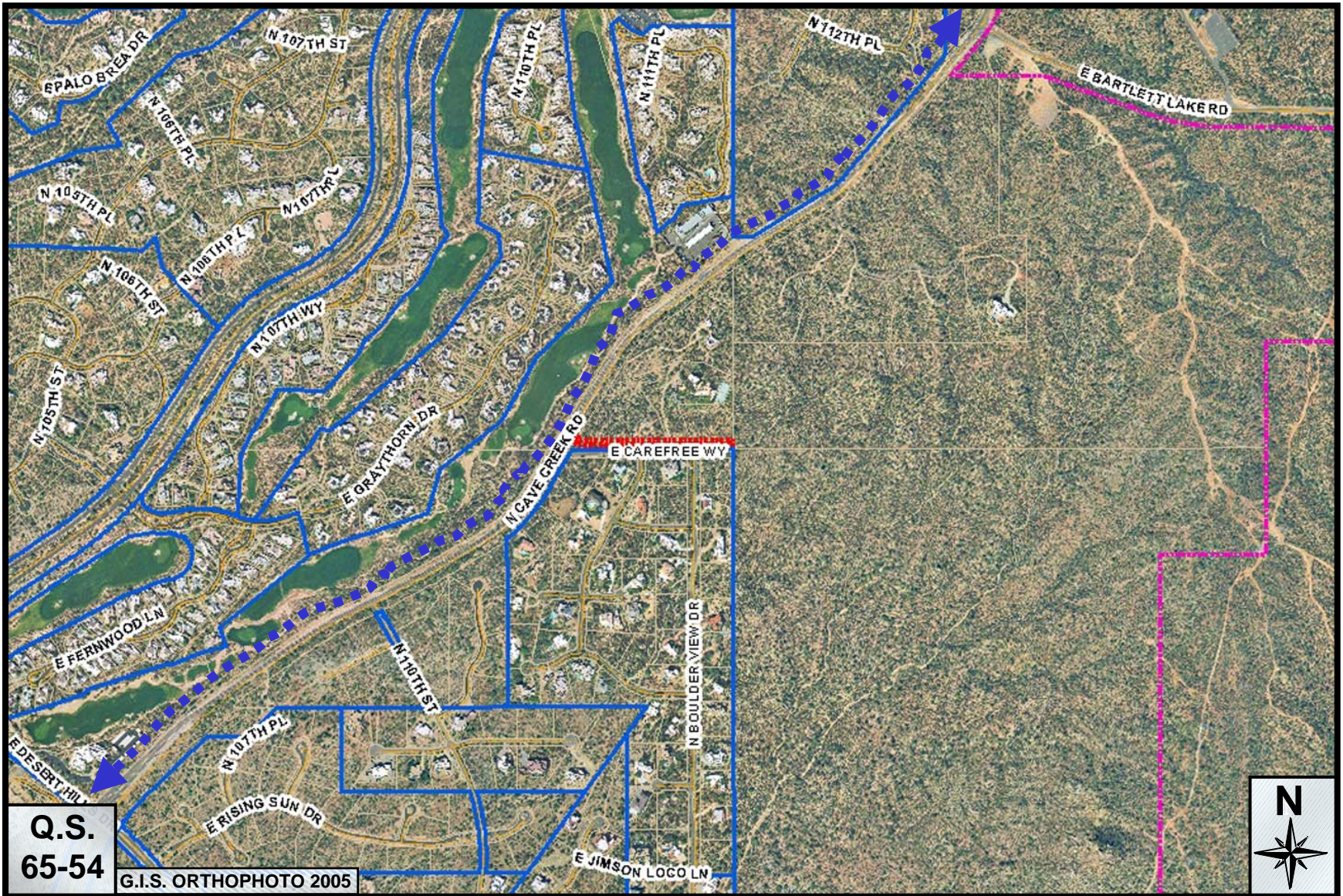
**Q.S.**  
**65-54**

Hardy-KPJS

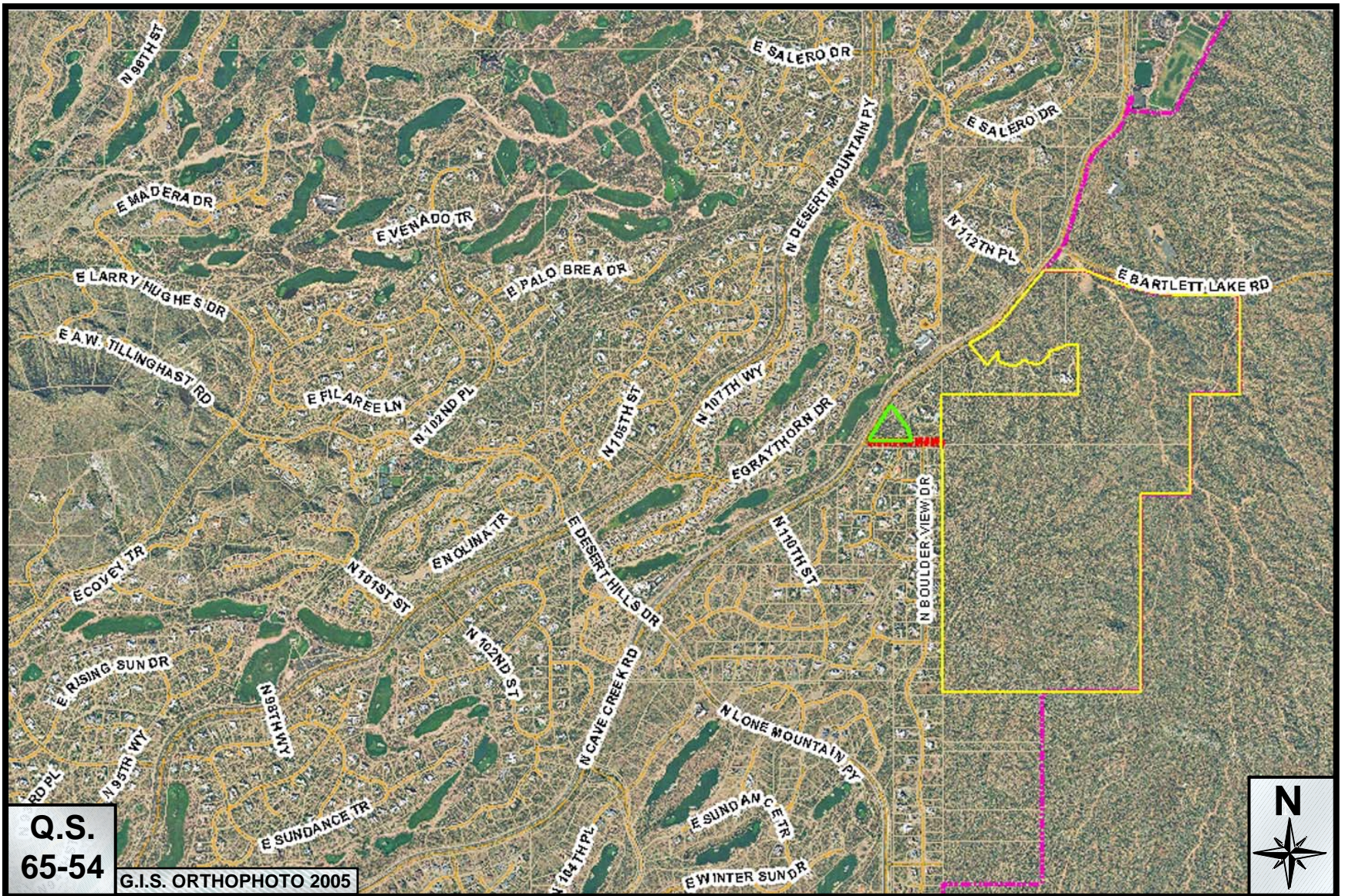
Legend  
Parcel  
GLO  
Street

**3-AB-2006**

Easements & Right-of-Way  
Attachment #5

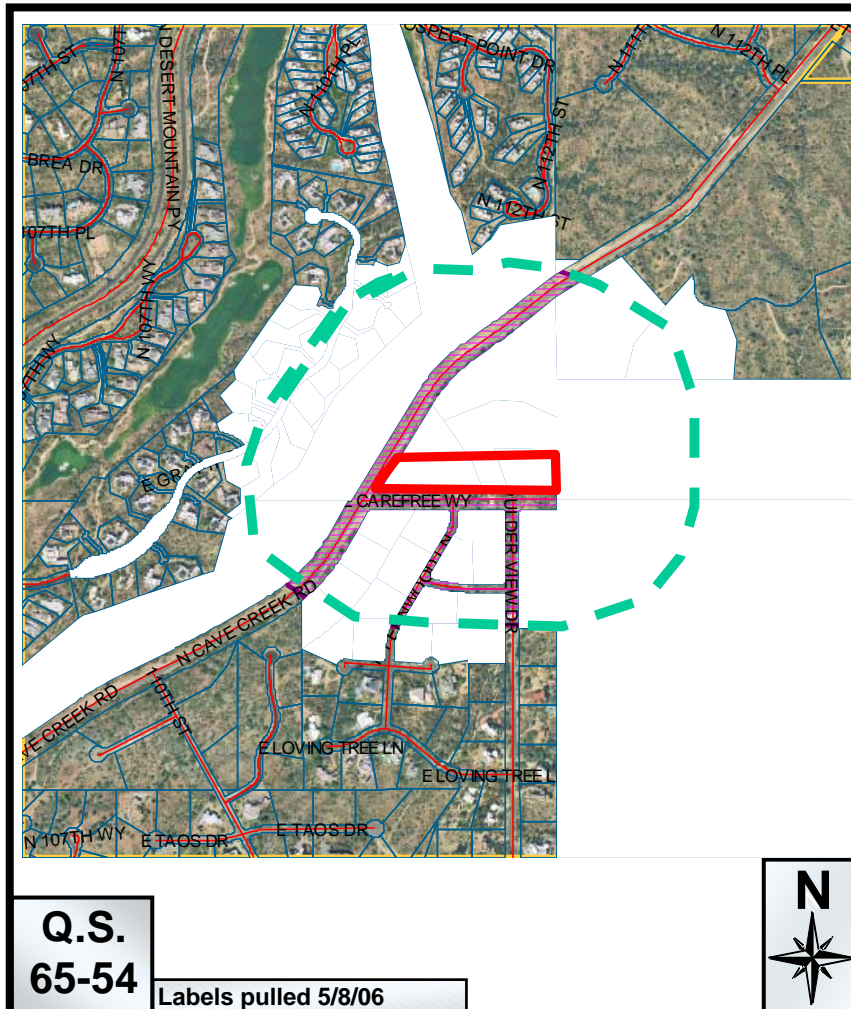


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## City Notifications – Mailing List Selection Map



### Map Legend:



## Site Boundary



## Properties within 750-feet

### **Additional Notifications:**

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- Desert Mountain Master Association

**Q.S.  
65-54**

**Labels pulled 5/8/06**



# Hardy-KPJS

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**ATTACHMENT #8**